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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Northgate Properties, Inc. of Titusville
Exact Legal Name of Respondent

WS172-15-AR

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
DIVISION OF
ACCOUNTING & FINANCE

2016 APR -5 AM 11:18

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2015

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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**FINANCIAL
SECTION**

REPORT OF

Northgate Properties, Inc. of Titusville
(EXACT NAME OF UTILITY)

3277 First Avenue Mims, FL 32754	3277 First Avenue Mims, FL 32754	Brevard County
Mailing Address	Street Address	County

Telephone Number 321-267-0144 Date Utility First Organized _____

Fax Number 321-267-0501 E-mail Address northgateprope@cfl.rr.com

Sunshine State One-Call of Florida, Inc. Member No. 216535

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: Northgate Properties, 3277 First Ave, Mims, FL 32754
321-267-0144

Name of subdivisions where services are provided: NORTHGATE MOBILE RANCH

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Lester E. Groom, Jr.</u>	<u>VP & Resgistered Agent</u>	<u>3277 First Ave, Mims, FL</u>	
Person who prepared this report: <u>Lester E. Groom, Jr.</u>			
Officers and Managers: <u>Nancy G. Evans</u>	<u>VP & Treasurer</u>	<u>3277 First Ave, Mims, FL</u>	\$ <u>0</u>
<u>Lester E. Groom, Jr.</u>	<u>VP & Resgistered Agent</u>	<u>3277 First Ave, Mims, FL</u>	\$ <u>0</u>
<u>Karen G. Plants</u>	<u>VP & Secretary</u>	<u>3277 First Ave, Mims, FL</u>	\$ <u>0</u>
			\$ _____
			\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>NANCY EVANS</u>	<u>33 1/3</u>	<u>3277 FIRST AVE</u>	\$ <u>0</u>
<u>LESTER GROOMS JR</u>	<u>33 1/3</u>	<u>MIMS, FL 32754</u>	\$ <u>0</u>
<u>KAREN PLANTS</u>	<u>33 1/3</u>		\$ <u>0</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 24,182	\$ 18,337	\$ _____	\$ 42,520
Commercial_____		309	_____	_____	309
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 24,492	18,337	0	\$ 42,829
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 57,981	\$ 38,654	\$ _____	\$ 96,635
Depreciation Expense_____	F-5	459	6	_____	465
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	1,102	825	_____	1,927
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 59,542	39,485	_____	\$ 99,027
Net Operating Income (Loss)		\$ -35,050	\$ -21,148	\$ _____	\$ -56,198
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -35,050	\$ -21,148	\$ _____	\$ -56,198

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 114060	\$ 114060
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>110423</u>	<u>109957</u>
Net Utility Plant -----		\$ 3637	\$ 4103
Cash -----		_____	_____
Customer Accounts Receivable (141) -----		_____	_____
Other Assets (Specify): -----		_____	_____
-----		_____	_____
-----		_____	_____
Total Assets -----		\$ _____	\$ _____
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	_____	_____
Preferred Stock Issued (204) -----	F-6	_____	_____
Other Paid in Capital (211) -----		_____	_____
Retained Earnings (215) -----	F-6	_____	_____
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	_____	_____
Total Capital -----		\$ _____	\$ _____
Long Term Debt (224) -----	F-6	\$ _____	\$ _____
Accounts Payable (231) -----		_____	_____
Notes Payable (232) -----		_____	_____
Customer Deposits (235) -----		_____	_____
Accrued Taxes (236) -----		<u>1927</u>	<u>2217</u>
Other Liabilities (Specify) -----		_____	_____
Absorbed by entity's funds from other operations -----		<u>1710</u>	<u>1886</u>
Advances for Construction -----		_____	_____
Contributions in Aid of Construction - Net (271-272) -----	F-6	_____	_____
Total Liabilities and Capital -----		\$ 3637	\$ 4103

UTILITY NAME Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>82942</u>	\$ <u>31118</u>	\$ _____	\$ <u>114060</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>82942</u>	\$ <u>31118</u>	\$ _____	\$ <u>114060</u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>78846</u>	\$ <u>31112</u>	\$ _____	\$ <u>109958</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>459</u>	\$ <u>6</u>	\$ _____	\$ <u>465</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
PY Beg Bal Discrepancy _____	_____	_____	_____	_____
Total Credits _____	\$ <u>459</u>	\$ <u>6</u>	\$ _____	\$ <u>465</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>79305</u>	\$ <u>31118</u>	\$ _____	\$ <u>110423</u>

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____ _____	_____ _____	_____ _____	\$ _____ _____
Total _____			\$ _____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
 DECEMBER 31, 2015

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State Income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	0	0	_____	0
Local property tax _____	0	0	_____	0
Regulatory assessment fee _____	1102	825	_____	1927
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 1102	\$ 825	\$ _____	\$ 1927

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Space Coast Water & Wastewater	\$ 20020	\$ 13346	Monthly Services
USTI	\$ 437	\$ 291	Billing Program & Supplies
ADP & Associates	\$ 165	\$ 110	Permits
FL Rural Water Association	\$ 151	\$ 100	Engineering
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT	
DECEMBER 31,	2015

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	_____	_____	_____	_____
304	Structures and Improvements	25000	_____	_____	25000
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
308	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	7883	_____	_____	7883
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	2683	_____	_____	2683
311	Pumping Equipment	6245	_____	_____	6245
320	Water Treatment Equipment	3903	_____	_____	3903
330	Distribution Reservoirs and Standpipes	8061	_____	_____	8061
331	Transmission and Distribution Lines	_____	_____	_____	_____
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	14204	_____	_____	14204
335	Hydrants	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	2988	_____	_____	2988
340	Office Furniture and Equipment	_____	_____	_____	_____
341	Transportation Equipment	522	_____	_____	522
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	_____	_____	_____
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____	_____	_____
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	9452	_____	_____	9452
	Total Water Plant	\$ 82941	0	_____	82941

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	30	%	%	\$ 25000	\$	\$	\$ 25000
305	Collecting and Impounding Reservoirs		%	%				0
306	Lake, River and Other Intakes		%	%				0
307	Wells and Springs	15	%	%	9883			9883
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains		%	%				0
310	Power Generating Equipment	10	%	%	2665			2665
311	Pumping Equipment	7	%	%	6161		55	6216
320	Water Treatment Equipment	7	%	%	3850			3850
330	Distribution Reservoirs & Standpipes	10	%	%	7923			7923
331	Trans. & Dist. Mains		%	%				0
333	Services		%	%				0
334	Meter & Meter Installations	15	%	%	14204			14204
335	Hydrants		%	%				0
336	Backflow Prevention Devices		%	%				0
339	Other Plant and Miscellaneous Equipment	7	%	%	2988			2988
340	Office Furniture and Equipment		%	%				0
341	Transportation Equipment	5	%	%	522			522
342	Stores Equipment		%	%				0
343	Tools, Shop and Garage Equipment		%	%				0
344	Laboratory Equipment		%	%				0
345	Power Operated Equipment		%	%				0
346	Communication Equipment		%	%				0
347	Miscellaneous Equipment		%	%				0
348	Other Tangible Plant	15	%	%	5650		404	6054
	Totals				\$ 78846	0	459	79305 *

* This amount should tie to Sheet F-5.

R

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 14721
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	7219
616	Fuel for Power Production	
618	Chemicals	4934
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional	465
	Testing	21685
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	8957
	Total Water Operation And Maintenance Expense	\$ 57981 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	246	246	246
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			246	246	246

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January		429	9	420	1057
February		431	10	421	
March		579	10	569	841
April		370	16	380	
May		222	10	212	949
June		222	10	212	
July		360	7	353	424
August		370	8	362	
September		410	10	400	715
October		478	10	488	
November		433	10	423	888
December		643	9	634	
Total for Year	0	4987	113	4874	4874

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Raw Waterline	4"	2420			2420
Treated Water	4"	8575			8575
Raw Line	2"	800			800
Treated Main	2"	8050			8050

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1995	_____	_____
Types of Well Construction and Casing _____	Drilled _____	Drilled _____	_____	_____
_____	Steel _____	Steel _____	_____	_____
_____	Rotary _____	Rotary _____	_____	_____
Depth of Wells _____	100ft	130ft	_____	_____
Diameters of Wells _____	8"	4"	_____	_____
Pump - GPM _____	75	60	_____	_____
Motor - HP _____	3	3	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	108,000	86,400	_____	_____
Auxiliary Power _____	None	Yes	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel Pressure	Steel Storage	Steel Pressure	_____
Capacity of Tank _____	5,000 gal	20,000 gal	2,000 gal	_____
Ground or Elevated _____	Ground	Ground	Ground	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	AD Smith	Marathon	Century	_____
Type _____	Sub	Elec 1 PH	Elec 1 PH	_____
Rated Horsepower _____	3	3	2	_____
Pumps				
Manufacturer _____	Grunfos	Red Jacket	Red Jacket	_____
Type _____	Sub	Centrifugal	Centrifugal	_____
Capacity in GPM _____	78	50	30	_____
Average Number of Hours Operated Per Day _____	1/2 avg	9	None	_____
Auxiliary Power _____	None	None	None	_____

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	80,000	_____	_____
Type of Source_____	Well	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Sub	_____	_____
Make_____	Starite	_____	_____
Permitted Capacity (GPD)_____	80,000	_____	_____
High service pumping Gallons per minute_____	100	_____	_____
Reverse Osmosis_____	n/a	_____	_____
Lime Treatment Unit Rating_____	n/a	_____	_____
Filtration Pressure Sq. Ft._____	50 lbs	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection Chlorinator_____	Gas	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	2 generators	_____	_____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. USING METHOD B OUR ERC = <.01 METHOD B

Number of ERCs * which can be served. _____

3. Present system connection capacity (in ERCs *) using existing lines. _____

4. Future connection capacity (in ERCs *) upon service area buildout. NONE

5. Estimated annual increase in ERCs *. NONE

6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities.

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
REPLACE MEDIA IN SAND FILTER COMPARTMENTS (2) SUMMER 2016
NOT ENLARGEMENT OR IMPROVEMENT BUT MAINTENANCE

9. When did the company last file a capacity analysis report with the DEP? UNSURE

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules. CHLORAMINES TREATMENT

b. Have these plans been approved by DEP? NOT YET, EXPECT FLWA ENGINEERING PERMIT APR 15TH, 2016

c. When will construction begin? SUMMER 2016

d. Attach plans for funding the required upgrading. ONGOING CAPITAL IMPROVEMENTS FUNDS

e. Is this system under any Consent Order with DEP? YES

11. Department of Environmental Protection ID # PERMIT # FLA 010386

12. Water Management District Consumptive Use Permit # NA

a. Is the system in compliance with the requirements of the CUP? _____

b. If not, what are the utility's plans to gain compliance? _____

WATER SOLD 4252,000
 DIVIDED BY 246 SFR = 17.28
 DIVIDED BY 365 = .047
 DIVIDED BY 350 = .000135

* An ERC is determined based on one of the following methods:
 (a) If actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 (b) If no historical flow data are available use:
 ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises	_____	_____	_____	_____
353	Land and Land Rights	_____	_____	_____	_____
354	Structures and Improvements	<u>25,000</u>	_____	_____	<u>25,000</u>
355	Power Generation Equipment	_____	_____	_____	_____
360	Collection Sewers - Force	_____	_____	_____	_____
361	Collection Sewers - Gravity	_____	_____	_____	_____
362	Special Collecting Structures	<u>2294</u>	_____	_____	<u>2294</u>
363	Services to Customers	_____	_____	_____	_____
364	Flow Measuring Devices	_____	_____	_____	_____
365	Flow Measuring Installations	_____	_____	_____	_____
370	Receiving Wells	_____	_____	_____	_____
371	Pumping Equipment	<u>475</u>	_____	_____	<u>475</u>
380	Treatment and Disposal Equipment	_____	_____	_____	_____
381	Plant Sewers	_____	_____	_____	_____
382	Outfall Sewer Lines	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
390	Office Furniture and Equipment	_____	_____	_____	_____
391	Transportation Equipment	_____	_____	_____	_____
392	Stores Equipment	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment	_____	_____	_____	_____
394	Laboratory Equipment	_____	_____	_____	_____
395	Power Operated Equipment	_____	_____	_____	_____
396	Communication Equipment	_____	_____	_____	_____
397	Miscellaneous Equipment	<u>3349</u>	_____	_____	<u>3349</u>
398	Other Tangible Plant	_____	_____	_____	_____
	Total Wastewater Plant	\$ <u>31118</u>	<u>0</u>	<u>0</u>	<u>31118 *</u>

* This amount should tie to sheet F-5.

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	30	%	%	\$ 25000	\$	\$	\$ 25000
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%	2295			2295
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%	469		6	475
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%	3348			3348
398	Other Tangible Plant		%	%				0
	Totals				\$ 31112	0	6	31118

* This amount should tie to Sheet F-5.

s-2 R

UTILITY NAME: ___ Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	\$ 9814
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	4813
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	3290
730	Contractual Services:	
	Billing	
	Professional	310
	Testing	14456
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	5971
	Total Wastewater Operation And Maintenance Expense	\$ 38654 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	Number of Active Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	245	245	245
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			245	245	245

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2015

PUMPING EQUIPMENT

	One		Two			
Lift Station Number _____	One	_____	Two	_____	_____	_____
Make or Type and nameplate data on pump _____	Gorman Rupp	_____	Gorman Rupp	_____	_____	_____
Year installed _____	1969	_____	1969	_____	_____	_____
Rated capacity _____	80 GPM	_____	80 GPM	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2 HP	_____	2 HP	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	245	_____	_____	_____	_____	_____
Beginning of year _____	245	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	245	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	None	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"	_____	_____	_____	3"	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	9125	_____	_____	_____	2250	_____	_____	_____
Added during year _____	0	_____	_____	_____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____	0	_____	_____	_____
End of year _____	9125	_____	_____	_____	2250	_____	_____	_____

MANHOLES

Size (inches) _____	24"	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	37	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	37	_____	_____	_____

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2015

TREATMENT PLANT

Manufacturer _____	?	?	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	STEEL	STEEL	_____
Total Permitted Capacity _____	26,000 GPD	20,000 GPD	_____
Average Daily Flow _____	_____	_____	_____
Method of Effluent Disposal _____	DRAINING PONDS	DRAINING PONDS	_____
Permitted Capacity of Disposal _____	26,000 GPD	20,000 GPD	_____
Total Gallons of Wastewater treated _____	2,145,000	1,755,000	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	Gorman	Gorman	Gorman	Gorman	_____	_____
Capacity (GPM's) _____	80 GPM	80 GPM	80 GPM	80 GPM	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	2	2	2	2	_____	_____
Power (Electric or Mechanical) _____	E	E	E	E	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	336,000	_____	_____
February _____	337,000	_____	_____
March _____	455,000	_____	_____
April _____	304,000	_____	_____
May _____	170,000	_____	_____
June _____	170,000	_____	_____
July _____	282,000	_____	_____
August _____	290,000	_____	_____
September _____	320,000	_____	_____
October _____	390,000	_____	_____
November _____	339,000	_____	_____
December _____	507,000	_____	_____
Total for year _____	<u>3,900,000</u>	<u>0</u>	<u>3,900,000</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

- 1. Present number of ERCs* now being served. 1A-ERC < .01 METHOD B ANNUAL GAL PROVIDED 3,401,600
- 2. Maximum number of ERCs* which can be served. _____ DIVIDED BY 246 SFR 13.825
- 3. Present system connection capacity (in ERCs*) using existing lines. _____ " " 365 DAYS .0378
- 4. Future connection capacity (in ERCs*) upon service area buildout. NONE " " 280 GAL .000135
- 5. Estimated annual increase in ERCs*. NONE

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NA
If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? NO
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? PERMIT RENEWAL 2012

11. If the present system does not meet the requirements of DEP rules, submit the following:

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # PERMIT # FLA 010368-003

* An ERC is determined based on one of the following methods:

- (a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2015

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

1. 2. 3. 4.

Rita Annin
(signature of chief executive officer of the utility)

Date: 3-31-16

1. 2. 3. 4.

(signature of chief financial officer of the utility)

Date: _____

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.